



2



1



2

- 2 Bedroom Semi Detached Bungalow
- No Upper Chain Involved
- Gas Central Heating
- EPC TBC

- Both Bedrooms are Doubles
- Modern Kitchen and Bathroom
- Sealed Unit Double Glazed Windows

- Lounge and Separate Dining Room
- Driveway and Lovely Enclosed Rear Garden
- Council Tax Band C

2 double bedroom semi detached bungalow with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway which has laminate flooring and a loft hatch with pull down ladders. Lounge with a bay window with leaded light top panels to the front aspect and laminate flooring. Separate Dining Room with French doors to the rear garden, laminate flooring, coving and rose to the ceiling. Modern Kitchen with wall and base units, work top surfaces, stainless steel sink and drainer unit, tiled splash back, integrated electric oven and gas hob with an extractor hood over, plumbed for washing machine and dishwasher, wall mounted Combi boiler. Bathroom which has a 'P' shaped bath with a shower mixer tap and shower screen, tiled splash back, low level w/c, pedestal hand wash basin, spotlights to the ceiling, heated towel rail and an extractor fan. Bedroom 1 has a bay window with leaded light top panels, coving and rose to the ceiling. Bedroom 2 is to the rear aspect and also has coving and a rose to the ceiling.

Externally there is a lawned garden and driveway to the front with gate access leading to a private and enclosed rear garden which is mainly lawned and also has gravelled and paved areas. There is also a shed.

North Heaton is a sought after residential area, well placed for amenities including local schools, a wide range of shops, restaurants, cafe's and pubs and excellent public transport and road links, with easy access to the A1058 Coast Road, ideal for travelling into the city or up to the coast.





Energy Performance: Current D Potential C

Council Tax Band: C

Distance to Ravenswood Primary: 0.2 miles

Distance to Local shops: 0.4 miles

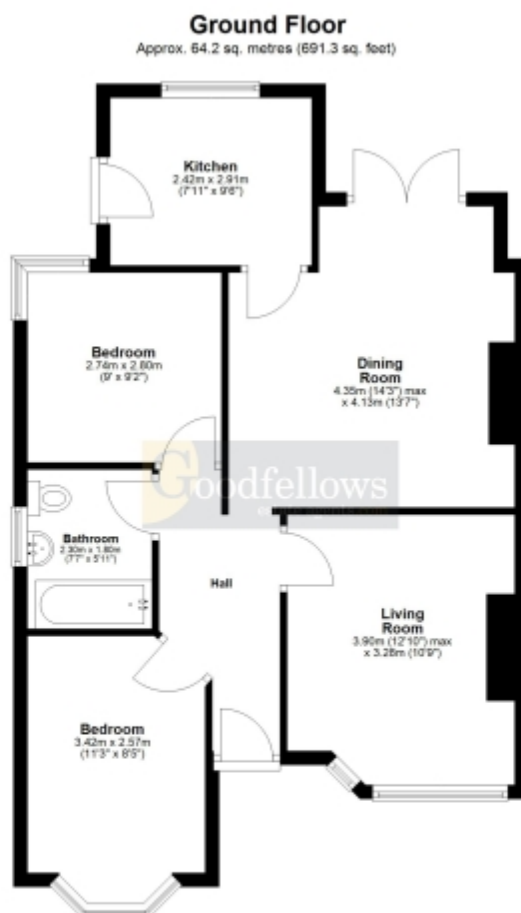
Distance to Metro Station: 1.2 miles

Distance to City Centre: 2.1 miles

2024
WINNERS

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Total area: approx. 64.2 sq. metres (691.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.